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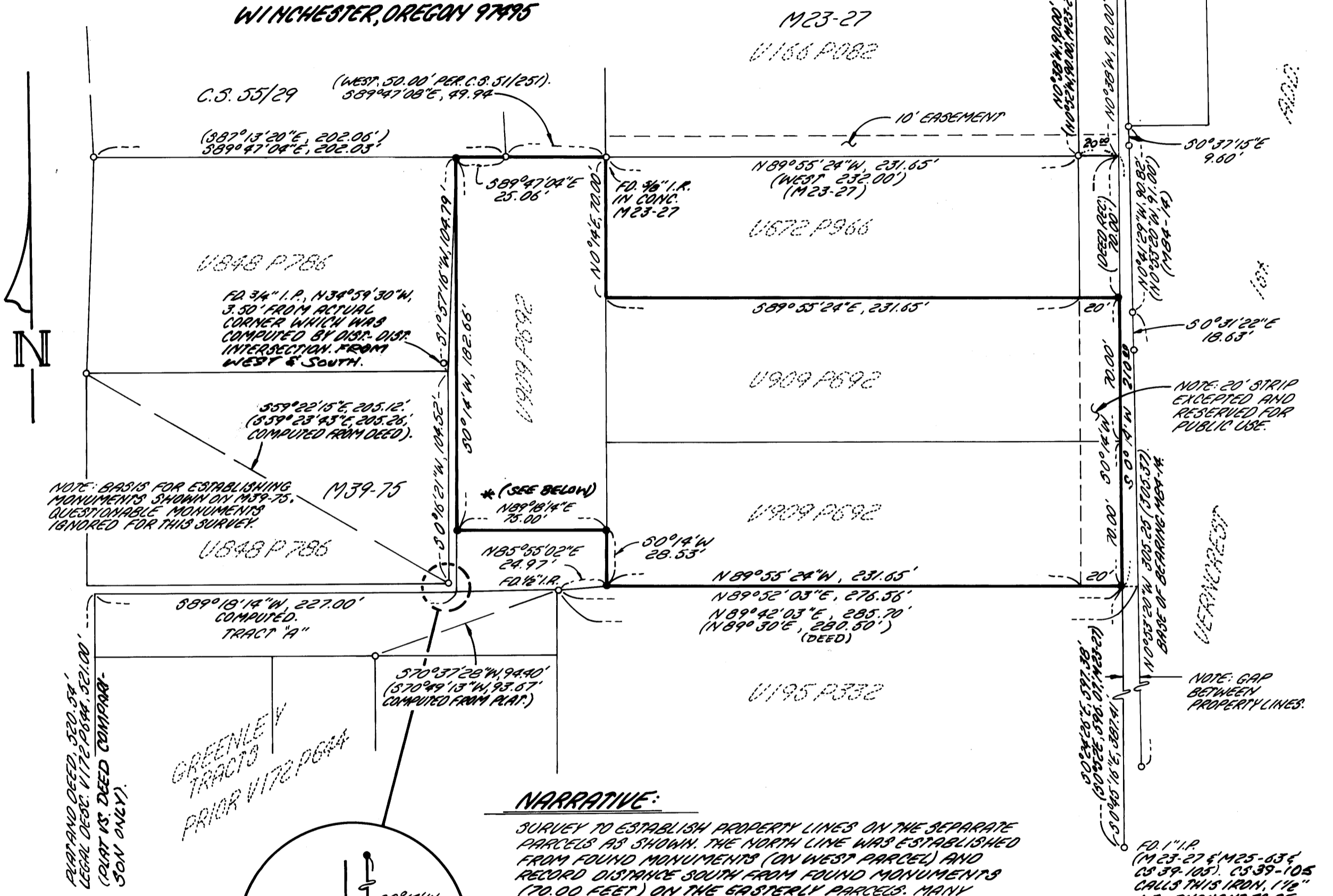
OCT 18 1985

COUNTY SURVEYOR
DOUGLAS COUNTY, OREGON
CMO

SURVEY FOR ROLAND THEISS TO MONUMENT PROPERTY CORNERS IN NE 1/4 SECTION 15, T27S., R6W., W.M., DOUGLAS CO., OREGON.

AUGUST 1, 1985 SCALE: 1"=50'

DONALD A. BENTZ SURVEYOR, INC.
P. O. BOX 901
WINCHESTER, OREGON 97495



NARRATIVE:

SURVEY TO ESTABLISH PROPERTY LINES ON THE SEPARATE PARCELS AS SHOWN. THE NORTH LINE WAS ESTABLISHED FROM FOUND MONUMENTS (ON WEST PARCEL) AND RECORD DISTANCE SOUTH FROM FOUND MONUMENTS (70.00 FEET) ON THE EASTERLY PARCELS. MANY DISCREPANCIES ARE OBVIOUS IN THE AREA. THE PLAT OF VERNCREST (U 15 P63) FAILS TO SHOW HOW THE WESTERLY LINE WAS ESTABLISHED. VERNCREST, 1991-98 AND M89-14 DO NOT AGREE WITH PREVIOUS SURVEYS M25-63 AND M23-27 AND C.S. 39/105. I DETERMINED THERE ARE TWO LINES EXISTING AND DUE TO EVIDENCE USE THE LATTER REFERENCE AND DEEDS FOR ESTABLISHING THE PROPERTY LINES BEING SURVEYED. LIKEWISE MONUMENTS SHOWN AS SET ON M39-75 FOLLOW LEGAL DESCRIPTION BUT IGNORE PROPERTY LINE CALLS THUS LEAVING A GAP WHICH DOESN'T EXIST WHEN WE COMPARE THE PLAT OF GREENLEY TRACTS AND PREVIOUS DEEDS. ACCESS TO THE NORTH OVER A 20 FOOT EASEMENT TO CALKINS ROAD COULD BE SEPARATED (EASEMENT) FROM ROAD BY THE GAP SHOWN, HOWEVER THE ROAD HAS EXISTED FOR MANY YEARS.

COMPS. D. BENTZ, DRAWN S. PAYNTER.

LEGEND:

- () = RECORD BEARING AND DISTANCE.
- = SET 3/8" x 30" I.P. (PLASTIC CAP MKD. "BENTZ SURV. INC.")
- = FD. 3/8" I.P. UNLESS NOTED OTHERWISE.

NOTES:

50°14' W BEARING PER DEEDS.
* LINE DETERMINED AS 30.00 FT. NORTH OF AND PARALLEL TO GREENLEY TRACTS AS RESERVED FOR RIGHT OF WAY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 1960
DONALD A. BENTZ
839